

Recording requested by:

DOC # 2006-0120576

02/17/2006 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



DOCUMENTARY TRANSFER TAX = \$0.00

When recorded mail to:

SURVEYOR, CITY OR RIVERSIDE
PUBLIC WORKS DEPARTMENT
City Hall, 3900 Main Street
Riverside, California 92522

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FOR RECORDER'S OFFICE USE ONLY

Project: Twin Buttes – Hernandez
APN: 149-090-031, -032, &-039
Address: 10961 Cypress Ave

CO-P06-0043



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE

Property Owner(s): ENRIQUE HERNANDEZ and SANDRA HERNANDEZ, Husband and Wife as Joint Tenants.

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By *[Signature]* 1/13/06
SENIOR PLANNER DATE

GENERAL ACKNOWLEDGEMENT

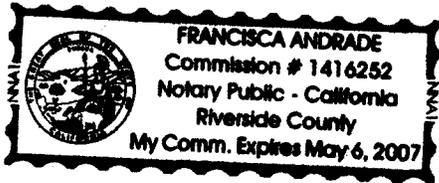
State of California }
County of Riverside } ss

On Jan 13, 2006, before me Francisca Andrade
(date) (name)

A Notary Public in and for said State, personally appeared

Dirk A. Jenkins
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:



EXHIBIT A

PARCEL 1

THOSE PORTIONS OF LOT 2 OF TWIN BUTTES BLOCK AS SHOWN BY MAP ON FILE IN BOOK 10 PAGE 39 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 8983 AS SHOWN BY MAP ON FILE IN PARCEL MAP BOOK 45, PAGES 9 AND 10 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH:

(A) THE NORTHEASTERLY 10.00 FEET OF SAID LOT 2;

EXCEPTING THEREFROM AN EASEMENT IN FAVOR OF THE PUBLIC FOR STREET AND HIGHWAY PURPOSES OVER THAT PORTION THEREOF INCLUDED WITHIN CYPRESS AVENUE 44.00' FEET IN WIDTH;

ALSO TOGETHER WITH:

THAT PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS:

(B) BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2 WHICH BEARS NORTH 28° 07' WEST, A DISTANCE OF 481.17 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, SAID SOUTHEASTERLY CORNER BEING ON THE CENTERLINE OF CYPRESS AVENUE AS SHOWN ON SAID MAP;

THENCE NORTH 75° 56' WEST, A DISTANCE OF 130.49 FEET;

THENCE SOUTH 14° 04' WEST, A DISTANCE OF 83.05 FEET;

THENCE SOUTH 75° 56' EAST, A DISTANCE OF 205.27 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2,

THENCE NORTH 28° 07' WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT A DISTANCE OF 111.76 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED IN THE NORTHEASTERLY

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10.00 FEET OF SAID LOT 2.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN LOT 7 OF CLAWSON TRACT, AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 100 OF MAPS RECORDS OF RIVERSIDE COUNTY CALIFORNIA

ALSO EXCEPTING FROM A PORTION THEREOF ONE-HALF OF ANY MINERAL RIGHTS, AS RESERVED IN DEED FROM MOSS JEWELRY MANUFACTURING COMPANY, A CORPORATION. RECORDED APRIL 25, 1949 IN BOOK 1071, PAGE 16 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SUBJECT TO RIGHTS OF WAY, RESERVATIONS, AND RESTRICTIONS OF RECORD.

AND ALSO TOGETHER WITH:

THAT PORTION SAID LOT 2 DESCRIBED AS FOLLOWS:

(C) COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 2 WHICH BEARS NORTH 28°07' WEST A DISTANCE OF 481.17 FEET FROM THE SOUTHEASTERLY CORNER THEREOF, SAID SOUTHEASTERLY CORNER BEING ON THE CENTERLINE OF CYPRESS AVENUE, AS SHOWN ON SAID MAP;

THENCE NORTH 76° 56' WEST, A DISTANCE OF 130.49 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO TWIN BUTTES WATER COMPANY BY DEED RECORDED NOVEMBER 18, 1952, IN BOOK 1416, PAGE 442 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR THE TRUE POINT OF BEGINNING;

THENCE SOUTH 14° 04' WEST ALONG THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL, A DISTANCE OF 59.00 FEET TO A POINT IN THE EASTERLY LINE OF LOT 7 OF CLAWSON TRACT, AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE, NORTHWESTERLY ALONG THE EASTERLY LINE OF LOT 7 OF CLAWSON TRACT HEREINABOVE REFERRED TO, A DISTANCE OF 70.00 FEET MORE OR LESS, TO A POINT WHICH BEARS NORTH 75°56' WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 75° 56' EAST, A DISTANCE OF 36.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

(A) AND (B) DESCRIBED ABOVE WERE GRANTED TO TWIN BUTTES WATER COMPANY AS PARCELS (B) AND (C) BY DEED RECORDED NOVEMBER 18, 1952 IN BOOK 1416, PAGE 442 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(C) DESCRIBED ABOVE WAS GRANTED TO TWIN BUTTES WATER COMPANY BY DEED RECORDED JANUARY 8, 1960 IN BOOK 2612, PAGE 37 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 Prep. _____
Mark S. Brown, L.S. 5655 Date 1/12/06
License Expires 9/30/07



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ACKNOWLEDGEMENT OF LOT LINE ADJUSTMENT / CONSOLIDATION CONSENT TO RECORD

THIS IS TO CERTIFY that (I)(we), hereby consent to the recordation of the attached CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT and understand that the real property described therein is recognized by the City of Riverside as one parcel pursuant to Section 66412 Government Code of the State of California and Section 18.37 of the City of Riverside Municipal Code. (I)(We) also agree that the parcel therein described, unless modified in conformance with applicable State Code or City Ordinance, must be transferred as a single parcel and that we hereby intend that any sale, lease, transfer, or foreclosure on any part of said parcel shall be presumed to include all of said parcel as described herein.

Dated 1-23-06

Enrique Hernandez
ENRIQUE HERNANDEZ

Sandra Hernandez
SANDRA HERNANDEZ

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On 1/23/06, before me Irene Martinez
(date) (name)

a Notary Public in and for said State, personally appeared
Enrique Hernandez and Sandra Hernandez
Name(s) of Signer(s)

Personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the



WITNESS my hand and official seal.

Irene Martinez
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- Attorney-in-fact
- Corporate Officer(s)

Title _____

Title _____

- Guardian/Conservator
- Individual(s)
- Trustee(s)
- Other

- Partner(s)
- General
- Limited

The party(ies) executing this document is/are representing:

LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.asrclrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: FRENE MARTINEZ

Commission #: 1455973

Place of Execution: RIVERSIDE COUNTY

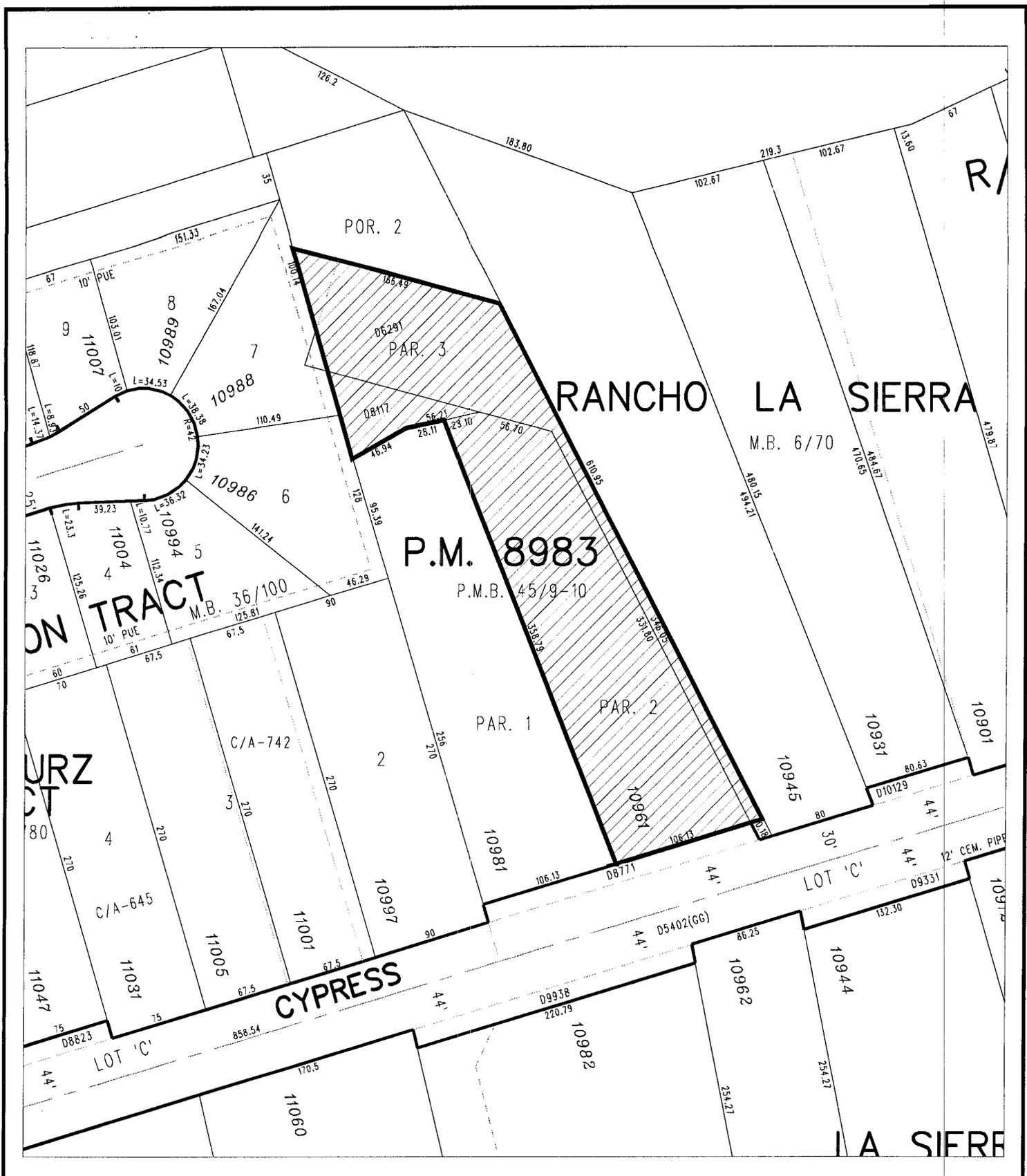
Date Commission Expires: 12-13-07

Date: 2-17-06

Signature: M J Lewis

Print Name: M J Lewis





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

48-6
48-6

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 100'

Drawn by: bmark

Date: 01/12/06

Subject: Hernandez COC